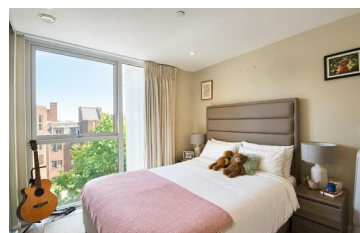
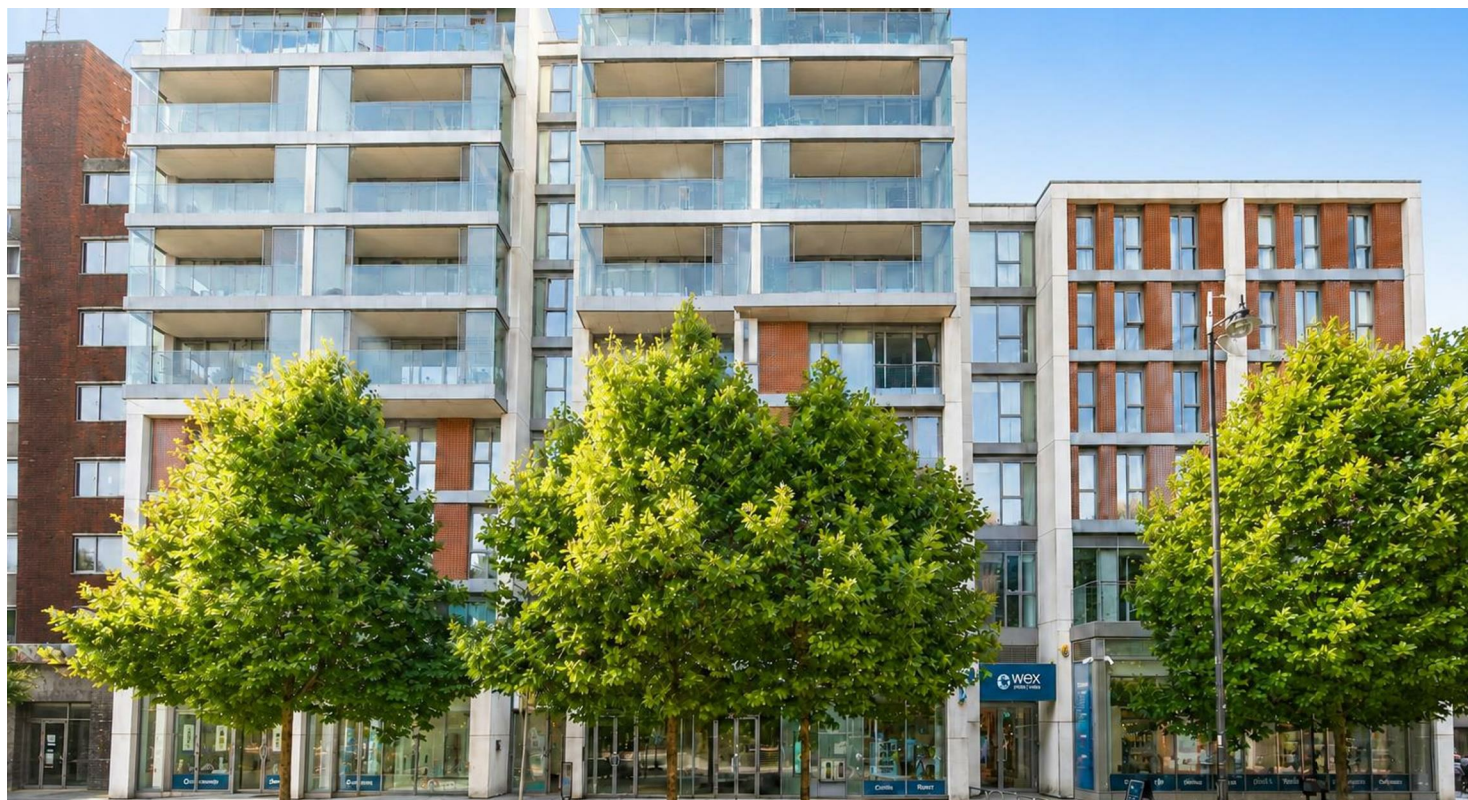




JAMES
ANDERSON



FOR SALE

Upper Richmond Road, London, SW15

£625,000

Guide Price

A beautifully presented two-bedroom apartment, ideally positioned within Tileman House on Upper Richmond Road, just moments from Putney High Street and its excellent selection of shops, restaurants, cafés and transport links.

The property opens into a welcoming entrance hall, leading through to a spacious open-plan kitchen, living and dining area. The contemporary fitted kitchen offers a range of modern units and integrated appliances, while the generous reception space provides plenty of room for both relaxing and entertaining. Impressive floor-to-ceiling windows allow natural light to flood through the apartment, creating a bright and inviting living environment.

The accommodation includes two generously sized double bedrooms, with the principal bedroom benefiting from a private en suite shower room. A separate family-sized bathroom serves the second bedroom and provides additional convenience for guests. The property also, benefits from an allocated underground parking space.

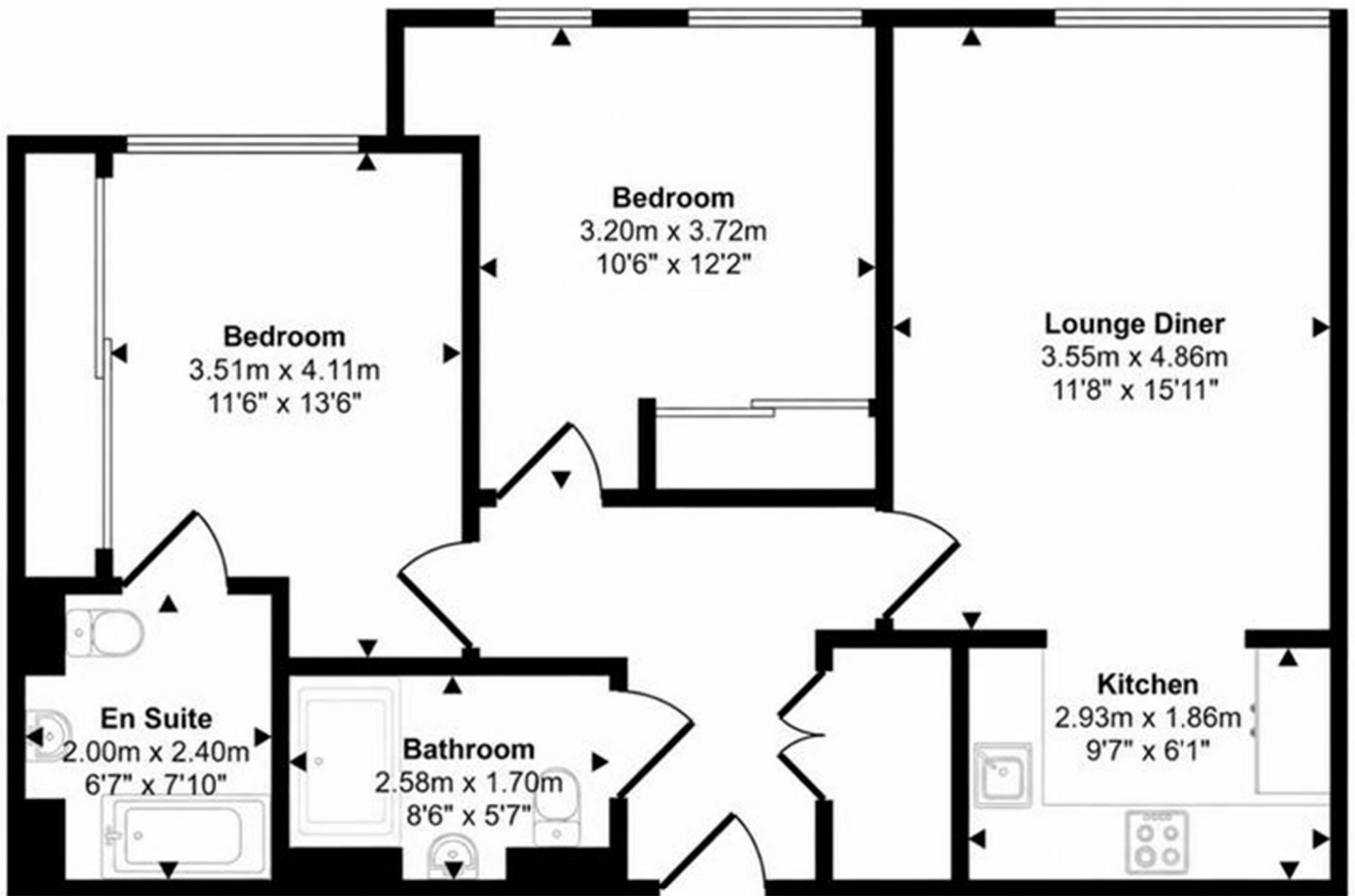
Perfectly placed to enjoy everything Putney has to offer, the property is within easy reach of Putney High Street, Putney Mainline Station and East Putney Underground Station. The River Thames and its scenic riverside walks are also nearby, making this an excellent home for professionals, couples or those seeking convenient modern living in the heart of Putney.



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

Approx Gross Internal Area
73 sq m / 742 sq ft



Floorplan

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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